

1 WEST VALLEY CITY, UTAH

2
3 ORDINANCE NO. _____

4
5 Draft Date: 6/29/2009; 7/8/2009; 8/6/2009

6 Date Adopted: _____

7 Date Effective: _____

8
9 AN ORDINANCE AMENDING SECTION 7-9-115 OF TITLE 7 OF THE
10 WEST VALLEY CITY MUNICIPAL CODE REGARDING HARD
11 SURFACING REQUIREMENTS.
12

13 WHEREAS, City staff recommends amending Section 7-9-115 of Title 7 of the West
14 Valley City Municipal Code to better specify the various surfacing options and to give better
15 guidelines for enforcement purposes; and
16

17 WHEREAS, the City Council of West Valley City, Utah, hereby determines that it is in the
18 best interests of the citizens of West Valley City to amend Section 7-9-115 of Title 7 of the West
19 Valley City Municipal Code;

20 NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah, as
21 follows:

22 Section 1. Repealer. Any provision of the West Valley City Code found to be in conflict
23 with this Ordinance is hereby repealed.

24 Section 2. Amendment. Section 7-9-115 of Title 7 of the West Valley City Municipal
25 Code is hereby amended as follows:

26 7-9-115. SURFACING.

27 ~~The following requirements apply to all new off-street parking spaces and maneuvering~~
28 ~~areas as of May 1, 2005. Off-street parking spaces and maneuvering areas that do not meet one~~
29 ~~or more of the following requirements and were completed prior to May 1, 2005 must comply~~
30 ~~with the following requirements by June 1, 2010.~~

31 (1) All ~~minimum number of~~ off-street parking spaces and maneuvering areas shall
32 be paved and permanently maintained with asphalt or concrete, ~~with the following exceptions:~~

33 a. (2) Agricultural and heavy equipment uses will be evaluated as to their
34 impact on City streets, neighboring properties and the subject property with appropriate
35 dustless surfacing to be determined by the Zoning Administrator. Access to detached garages
36 which provide parking areas in excess of minimum parking stall numbers, shall provide an
37 appropriate dustless surface provided the minimum front yard driveway is paved with asphalt
38 or cement. A dustless surface can be gravel provided the gravel is a minimum of ~~two~~ four inches
39 deep, and contained with durable borders and weed and grass free.

40 b. ~~Surfacing standards for single family dwelling and duplex lots are found in~~

41 ~~Subsection 2 below.~~

42 ~~(2)~~(3) All off-street parking areas for single family dwelling or duplex lots shall meet the
43 following standards:

- 44 a. All parking and maneuvering areas shall be paved and permanently
45 maintained with a hard-surface with the following exceptions:
- 46 i. Access to detached garages, which provide parking areas in excess
47 of the minimum required parking spaces, shall be either gravel or
48 a hard-surface provided the front yard access is a hard-surface.
- 49 ii. Recreational vehicles such as boats and campers that are used
50 infrequently shall be parked on either gravel or a hard-surface if
51 they are placed in the rear yard or a side yard that is not adjacent
52 to a public or private street. The access to recreational vehicle
53 parking spaces may be through landscaping, as defined in Section
54 7-1-103, provided the landscaping is maintained in a healthy
55 condition.
- 56 iii. Parking and maneuvering areas in excess of the minimum
57 required parking spaces shall be either gravel or a hard-surface if
58 they are within the rear yard or a side yard that is not adjacent to
59 a public or private street, except as provided in (ii) above.
- 60 b. Whenever gravel is used for parking in a residential zone, the gravel must
61 be a minimum of ~~two~~ four inches deep, compacted, free of grass and
62 weeds, and contained with durable borders.
- 63 c. For the purposes of ~~this~~ Section ~~7-9-115 Subsection 2~~, a hard-surface
64 shall only include concrete, asphalt, brick pavers and stone pavers.
- 65 d. Hard surfaced parking strips with a minimum width of two feet (2') each
66 may be used for parking and maneuvering areas instead of a solid
67 driveway. Landscaping, as defined in Section 7-1-103, must be installed
68 and maintained in a healthy condition between the parking strips. For the
69 purposes of the determining the hard surface percentage in the front
70 yard for item e below, the landscaped space between the parking strips
71 shall be included in the hard surface percentage.
- 72 e. In order to allow double driveways, and to allow hard-surface access to
73 the rear yard, up to, but not more than, 40 percent of a front yard may
74 be covered with a hard-surface. Lots with duplexes, twin home lots, cul-
75 de-sac lots, or lots on major streets needing circular driveways may
76 increase the hard-surface percent to 50 percent.

77 ~~(3)~~(4) All off-street vehicle parking must occur in an area that meets the requirements
78 of Subsections 1, 2 and 3 2 of Section 7-9-115. No parking shall be allowed in landscaped areas.

79 **Section 3. Severability.** If any provision of this Ordinance is declared to be invalid by a
80 court of competent jurisdiction, the remainder shall not be affected thereby.

81 **Section 4. Effective Date.** This Ordinance shall take effect immediately upon posting in
82 the manner required by law.

PASSED and APPROVED this _____ day of _____, 2009.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER